

PB# 83-5

Elaine Pietrzak

4-1-33.22

Bietzok for Rinebaugh 83-5

approved. 5/25/83 sh.
filed with Town Clerk
6/28/83 sh.



Oxford Pendastex
CORPORATION

STOCK No. 753 1/3



MADE IN U.S.A.

*Received
Planning Board*

Memo FROM: P.V. Cuomo P.E. Planning Board Engineer
555 UNION AVENUE TOWN OF NEW WINDSOR
NEW WINDSOR, NEW YORK 12550

TO:

Henry Van Leeuwen

Planning Board Chairman

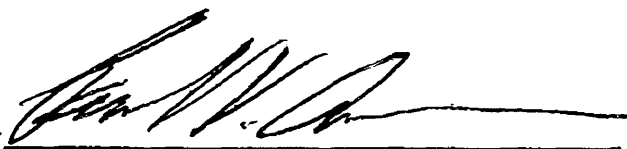
DATE: April 26, 1983

SUBJECT: Pietrzak Property (Steele Road)

—FOLD HERE—

I have inspected retaining wall in front of the
Pietrzak property. This wall, while on a portion of
town right of way (Steele Road) poses not traffic problem.

by



PLANNING BOARD
TOWN OF NEW WINDSOR
555 UNION AVENUE
NEW WINDSOR, NY 12550

(This is a two-sided form)

Date Received 3/23/83
Preapplication Approval _____
Preliminary Approval _____
Final Approval 5/25/83
Fees Paid _____

LOT LINE CHANGE
APPLICATION FOR ~~SUBDIVISION~~

Date: March 23, 1983

lot line change: Line change between properties of 1) Drake, Weiner,
1. Name of ~~subdivision~~ Rider & Loeb and 2) Elaine Pietrzak.

2. Name of applicant Elaine Pietrzak Phone 562-1503

Address 7 Steele Road New Windsor New York 12550
(Street No. & Name) (Post Office) (State) (Zip Code)

Owner of record Richard J. Drake, Elliott M. Weiner,
3. David L. Rider & James R. Loeb Phone 562-8700

Address 427 Little Britain Road, New Windsor, N.Y. 12550
(Street No. & Name) (Post Office) (State) (Zip Code)

4. Land Surveyor Floyd C. Carr Phone 1-294-6035

Address 38 Scotchtown Ave., Goshen, New York 10924
(Street No. & Name) (Post Office) (State) (Zip Code)

5. Attorney Greenblatt, Axelrod & Zuckerman Phone 562-0500

Address 369 Fullerton Avenue, Newburgh, New York 12550
(Street No. & Name) (Post Office) (State) (Zip Code)

6. Subdivision location: On the west side of Steele Road
(Street)

approx 150 feet south of Route 207
(direction)

7. Total Acreage 65,955 Sq. Ft. Zone P I Number of Lots 1

8. Tax map designation: Section 4 Block 1 Lot(s) 33.22

9. Has this property, or any portion of the property, previously been subdivided No

If yes, when _____; by whom _____

10. Has the Zoning Board of Appeals granted any variance concerning this property No

If yes, list case No. and Name _____

List all contiguous holdings in the same ownership.

Section _____ Block(s) _____ Lot(s) _____

Attached hereto is an affidavit of ownership indicating the dates the respective holdings of land were acquired, together with the liber and page of each conveyance into the present owner as recorded in the Orange County Clerk's Office. This affidavit shall indicate the legal owner of the property, the contract owner of the property and the date the contract of sale was executed. IN THE EVENT OF CORPORATE OWNERSHIP: A list of all directors, officers and stockholders of each corporation owning more than five percent (5%) of any class of stock must be attached.

STATE OF NEW YORK)
COUNTY OF ORANGE : ss.:-

I, Elaine Pietrzak, hereby depose and say that
all the above statements and the statements contained in the papers submitted herewith
are true.

Elaine Pietrzak

Mailing Address 7 Steele Road

New Windsor, N.Y. 12550

SWORN to before me this

22nd day of March, 1983

Alan J. Axelrod

NOTARY PUBLIC

ALAN J. AXELROD
Notary Public, State of New York
Orange County
Commission Expires March 30, 1984

County of Orange

COUNTY CLERK'S OFFICE

Orange County Government
Center



Goshen, New York 10924

MARION S. MURPHY
County Clerk

Tel. (914) 294-5151

Date June 23, 1983

Chairman of Planning Board

Town of New Windsor

Dear Mr. VanLeeuwen:

In compliance with the Town Planning Law, this is to notify you that the Plan of Subdivision for Elaine Pietrzak and Weiner, Loeb, Rider & Drake, Town of New Windsor dated March 12, 1983 and approved by Mr. Scheible ~~xxx~~ On May 25, 1983 was filed in our office on May 31, 1983 as Map number 6242.

With kindest regards, I am

Very truly yours,

Marion S. Murphy
County Clerk

By:

John L. Clement
Acting Deputy County Clerk

TPB.

ZONING BOARD OF APPEALS : TOWN OF NEW WINDSOR

-----x
In the Matter of the Application of

AMENDED
DECISION GRANTING
USE VARIANCE

ANTON & LUCIA CECH,

83-3 .
-----x

WHEREAS, ANTON & LUCIA CECH of Steele Road, New Windsor,
New York, have made application before the
Zoning Board of Appeals for a use variance for the purposes of:
additional apartment at their residence located in R-4 (one-family) zone,
and

WHEREAS, a public hearing was held on the 14th day of
February, 1983 at the Town Hall, 555 Union Avenue, New
Windsor, New York; and

WHEREAS, applicant appeared with his attorney, Alan J.
Axelrod, Esq. of Greenblatt & Axelrod, 369 Fullerton Ave., Newburgh; and

WHEREAS, the application was granted; and

WHEREAS, the Zoning Board of Appeals of the Town of New
Windsor makes the following findings of fact in this matter:

1. The notice of public hearing was duly sent to residents
and businesses as prescribed by law and published in The Sentinel, also
as required by law.

2. The evidence shows: that property was advertised and
sold as a two-family dwelling; property has been used as a two-family
residence since its construction.

3. The evidence shows: that property has been taxed by the
Town of New Windsor as a two-family construction since 1979.

4. The evidence shows: that since it was always used as a two-family residence, there will be no change in the concept of the neighborhood

WHEREAS, the Zoning Board of Appeals of the Town of New Windsor makes the following findings of law in this matter:

1. The evidence indicates that the aforesaid circumstances or conditions are such that the strict application of the provisions of the local law would deprive the applicant of the reasonable use of such land or building.

2. The evidence indicates that the plight of the applicant is due to unique circumstances and not to general conditions suffered by other persons within the same zone.

3. The evidence shows that the application as presented does not alter the essential character of the neighborhood.

NOW, THEREFORE, BE IT

RESOLVED, that the Zoning Board of Appeals of the Town of New Windsor grants a use variance as applied for and in connection with plans presented at the public hearing, said variance to be conditionally applied to OWNER OCCUPANCY ONLY.


BE IT FURTHER,

RESOLVED, that the Secretary of the Zoning Board of Appeals of the Town of New Windsor transmit a copy of this decision to the Town Clerk, Town Planning Board and the applicant.

Dated: February 28, 1983.

Amended: March 28, 1983

cc: GREENBLATT & AXELROD
Attn: Alan J. Axelrod, Esq.


Chairman

FLOYD C. CARR

LAND SURVEYOR

38 SCOTCHTOWN AVENUE

GOSHEN, N. Y. 10924

TEL. 914 294-6035

Description of Parcel "A" to be conveyed by Weiner, Loeb, Rider & Drake to Elaine Pietrzak.

Town of New Windsor, Orange County, New York

Beginning at a point at the intersection of the southerly side of Steele Road with the easterly boundary line of the lands of Weiner, Loeb, Rider & Drake, said point also being the northwesterly corner of the lands as conveyed to Elaine Pietrzak by deed recorded in book 1978 at page 1047; running thence from said beginning along the easterly boundary line of lands now or formerly of the said Weiner, Loeb, Rider & Drake South $60^{\circ} - 42' - 04''$ West 188.19 feet to a point in a stone wall marking a common corner of the lands of Pietrzak, Weiner, Loeb, Rider & Drake and lands now or formerly of Vanacore, Benedictus & Masterson, thence through the lands of Weiner, Loeb, Rider & Drake North $39^{\circ} - 08' - 16''$ East 145.36 feet to a point, thence through the same North $65^{\circ} - 10' - 40''$ East 38.75 feet to a point at the southerly side of the above mentioned Steele Road, thence along the southerly side of the said road South $45^{\circ} - 12' - 41''$ East 52.41 feet to the place of beginning.

Containing 5,979 sq. ft. of land more or less.

March 15, 1983

STATE OF NEW YORK)
) ss.:
COUNTY OF ORANGE)

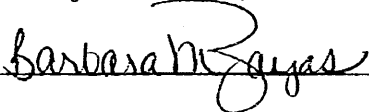
JAMES R. LOEB, being duly sworn, deposes and says:

1. I am the owner of an undivided one-fourth interest in an office building located on Route 207 in the Town of New Windsor, Orange County, New York.

2. I acquired the building, together with Elliott M. Weiner and David L. Rider, by deed from The Pietrzak Enterprises Corporation dated March 27, 1972, recorded in the Orange County Clerk's Office on March 29, 1972 in Liber 1902 of Deeds at page 302. At that time each of us owned an undivided one-third interest.

3. Thereafter, on June 1, 1978, by deed dated that date, the three of us conveyed title to Richard J. Drake, Elliott M. Weiner, David L. Rider and James R. Loeb, creating a tenancy in common, each owning an undivided one-fourth interest in the property, which deed was recorded on June 16, 1978 in Liber 2101, page 622.

Sworn to before me this
22nd day of March, 1983.



BARBARA M. ZAYAS
NOTARY PUBLIC, State of New York
No. 4736053
Qualified in Rockland County
Commission Expires March 30, 1985

STATE OF NEW YORK)

SS.:

COUNTY OF ORANGE)

ELAINE PIETRZAK, being duly sworn, deposes and says:

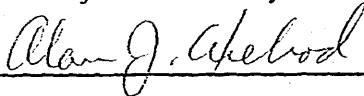
1. I am the owner of property located at 7 Steele Road, in the Town of New Windsor, Orange County, New York.

2. I acquired this property by deed from The Pietrzak Enterprises Corporation and Frank Pietrzak, dated April 16, 1974, recorded in the Orange County Clerk's Office April 17th, 1974 in Liber 1975 of Deeds at page 325 and re-recorded May 3rd, 1974 in Liber 1976 of Deeds at page 1047.


Elaine Pietrzak

Sworn to before me this

22nd day of March, 1983.



ALAN J. AXELROD
Notary Public, State of New York
Orange County
Commission Expires March 30, 1984

CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT—THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY.

THIS INDENTURE, made the 27th day of April, nineteen hundred and eighty-three BETWEEN RICHARD J. DRAKE, residing at 8 Chestnut Lane, Town of Newburgh, Orange County, New York, ELLIOTT M. WEINER, residing at Hinchcliff Drive, Town of Newburgh, Orange County, New York, DAVID L. RIDER, residing at Commonwealth Avenue, Town of Newburgh, Orange County, New York and JAMES R. LOEB, residing at Maple Road, Cornwall, Orange County, New York,

party of the first part, and ELAINE PIETRZAK, residing at 7 Steele Road, Town of New Windsor, Orange County, New York,

party of the second part,

WITNESSETH, that the party of the first part, in consideration of ten dollars paid by the party of the second part, does hereby remise, release and quitclaim unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Town of New Windsor, Orange County, New York.

BEGINNING at a point at the intersection of the southerly side of Steele Road with the easterly boundary line of the lands of Weiner, Loeb, Rider & Drake, said point also being the northwesterly corner of the lands as conveyed to Elaine Pietrzak by deed recorded in book 1978 at page 1047; running thence from said beginning along the easterly boundary line of lands now or formerly of the said Weiner, Loeb, Rider & Drake South 60° 42' 04" West 188.19 feet to a point in a stone wall marking a common corner of the lands of Pietrzak, Weiner, Loeb, Rider & Drake and lands now or formerly of Vanacore, Benedictus & Masterson, thence through the lands of Weiner, Loeb, Rider & Drake North 39° 08' 16" East 145.36 feet to a point, thence through the same North 65° 10' 40" East 38.75 feet to a point at the southerly side of the above mentioned Steele Road, thence along the southerly side of the said road South 45° 12' 41" East 52.41 feet to the place of beginning.

BEING a portion of the premises conveyed by deed dated June 1, 1978 from Elliott M. Weiner, David L. Rider, James R. Loeb to Richard J. Drake, Elliott M. Weiner, David L. Rider and James R. Loeb and recorded in the Orange County Clerk's Office on June 16, 1978 in Liber 2101 of Deeds at page 622.

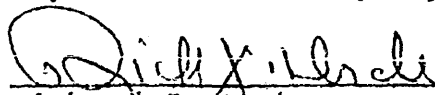
TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof; TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises; TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.


AND the party of the first part, in compliance with Section 13 of the Lien Law, hereby covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.


The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

IN PRESENCE OF:


Richard J. Drake

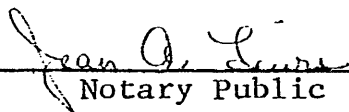

Elliott M. Weiner


David E. Rider


James R. Loeb

STATE OF NEW YORK, COUNTY OF ORANGE ss:

On the 27th day of April 1983, before me personally came Richard J. Drake, Elliott M. Weiner, David L. Rider & James R. Loeb to me known to be the individuals described in and who executed the foregoing instrument, and acknowledged that they executed the same.


Notary Public

JEAN A. LEWIS
NOTARY PUBLIC, State of New York
Residence on appointment-Orange County
Commission Expires March 30, 1985
Official Number 4502789

STATE OF NEW YORK, COUNTY OF ss:

On the day of 19 , before me personally came
to me known, who, being by me duly sworn, did depose and say that he resides at No. ;

that he is the
of

 , the corporation described in and which executed the foregoing instrument; that he knows the seal of said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the board of directors of said corporation, and that he signed his name thereto by like order.

STATE OF NEW YORK, COUNTY OF ss:

On the day of 19 , before me personally came

to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that executed the same.

STATE OF NEW YORK, COUNTY OF ss:

On the day of 19 , before me personally came
the subscribing witness to the foregoing instrument, with whom I am personally acquainted, who, being by me duly sworn, did depose and say that he resides at No. ;

that he knows

 to be the individual described in and who executed the foregoing instrument; that he, said subscribing witness, was present and saw execute the same; and that he, said witness, at the same time subscribed his name as witness thereto.

Quitclaim Deed

Title No.

Richard J. Drake, Elliott M. Weiner,
David L. Rider and James R. Loeb

TO

ELAINE PIETRZAK

USLIFE TITLE

Standard Form of New York
Board of Title Underwriters

Distributed by

USLIFE TITLE INSURANCE
COMPANY of New York

Formerly INTER-COUNTY TITLE

SECTION

BLOCK

LOT

COUNTY OR TOWN

Recorded At Request of

USLIFE TITLE INSURANCE COMPANY of New York
RETURN BY MAIL TO

GREENBLATT, AXELROD & ZUCKERMAN
369 Fullerton Avenue
P.O. Box 2275
Newburgh, New York 12550

Zip No.

RESERVE THIS SPACE FOR USE OF RECORDING OFFICE